



3 Eureka Terrace



Honiton Train Station 500 yards; Jurassic Coast 9.3 miles; Exeter Airport 13 miles; Exeter 17 miles

A charming end of terrace home with period features, attractive private gardens, garaging and parking

- 3 double bedrooms
- Family bathroom
- Kitchen / breakfast room
- Charming period features
- Garage and parking
- Enclosed private garden
- Easy access to town centre
- Freehold
- Council Tax Band C

Guide Price £435,000

SITUATION

The property is ideally located within easy access of the centre of Honiton and all of the town's amenities. Honiton is renowned as an antique centre, as well as for its weekly street market, has a range of independent shops and cafes, as well as two primary schools and secondary schools. The town is served by a main line rail station with hourly service to London Waterloo as well as fantastic access to the A30.

Exeter, to the west offers excellent shopping facilities, main line rail link to London Paddington, airport and M5 access.

The Jurassic coast at Beer and Branscombe is an easy drive away, as are the popular coastal towns of Sidmouth and Lyme Regis along this wonderful stretch of coastline, designated a world heritage site.

DESCRIPTION & ACCOMMODATION

Dating back to the 1920s, 3 Eureka Terrace is a beautifully presented end of terrace home offering spacious and flexible accommodation within easy reach of local amenities and excellent schooling. The property boasts many period features including replaces, ceiling roses, picture rails and exposed floorboards. The beautiful gardens have been cleverly landscaped providing delightful areas to enjoy the outdoors within an excellent degree of privacy.

In detail the accommodation comprises; enclosed porch before entrance hallway with charming balustrade staircase rising to first floor and two storage cupboards beneath. Subject to the necessary consents, these storage cupboards could be converted into a downstairs cloakroom. Spacious sitting room with delightful bay windows allowing plentiful light to fill the room and attractive feature fireplace with

space for a wood burning stove. Separate dining room for more formal occasions. Open kitchen / breakfast room fitted with a comprehensive range of base and wall units. Space for a fridge / freezer, inset Belfast sink and space for double Rangemaster cooker with extractor hood above. Patio door leading outside and this concludes the ground floor.

On the first floor the open and bright landing area connects the accommodation superbly creating a delightful flow. All three double bedrooms are of a fantastic size with large windows creating bright and spacious rooms. The family bathroom is well fitted with w/c, hand wash basin and corner bath tub with shower above.

OUTSIDE

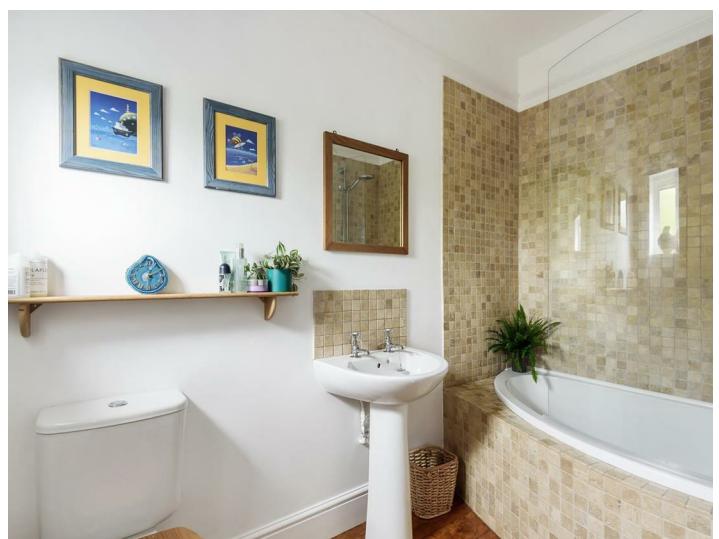
To the front of the property before the garage is parking space for two vehicles and access to the rear of the property via wooden gates. Enclosed front garden with established climbers and mature shrubs.

To the rear of the property immediately from the kitchen / breakfast room is a delightful patio area perfectly positioned to enjoy outdoor relaxation and al fresco dining. To the rear of the garage is a gravelled area with space for more parking and pedestrian access into the garage. Steps lead to the upper terrace which is mainly laid to lawn and interspersed with a variety of established flower beds and mature shrubs and trees. There is a charming walled garden to the rear and a wooden garden shed.

The garage is of an excellent size providing storage space, vehicle parking and/or workshop area. Subject to necessary consents, this could be converted into further accommodation.

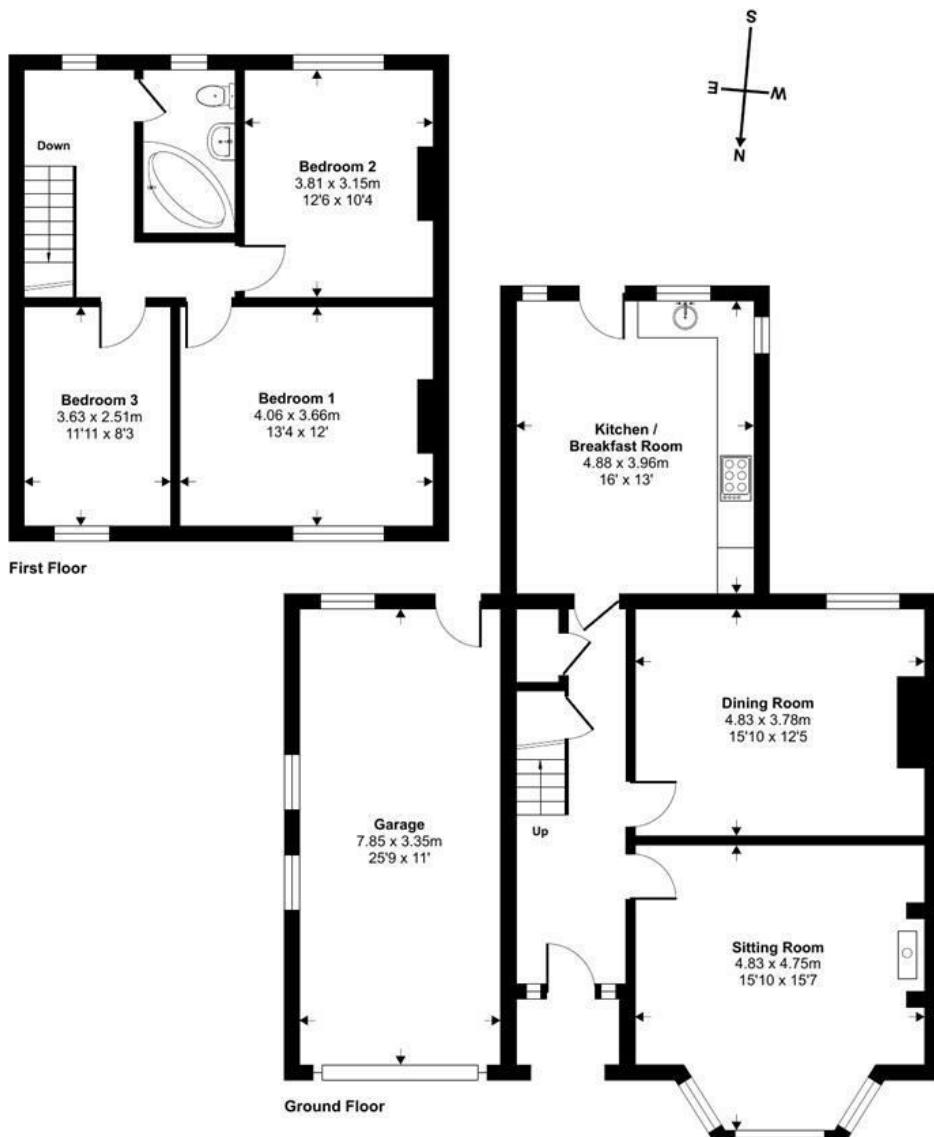
SERVICES

All mains services. Gas fired central heating.



Approximate Area = 1606 sq ft / 149 sq m (includes garage)

For identification only - Not to scale



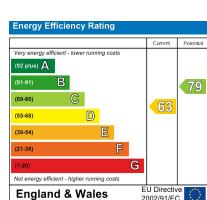
Certified
Property
Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2022.
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These particulars are a guide only and should not be relied upon for any purpose.

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